

A Report on
Legacy Lodging Facilities
Operated by North Carolina State Parks



Prepared for the North Carolina General Assembly's
Fiscal Research Division and Joint Legislative Oversight Committee
on Agriculture and Natural and Economic Resources
by the N.C. Department of Natural and Cultural Resources

December 1, 2016

Executive Summary

The North Carolina General Assembly directed the Department of Natural and Cultural Resources to prepare a report describing plans and possible statutory adjustments for two state park locations which operate or have the potential to operate overnight lodging facilities. The properties identified are the **Summit Environmental Education Center** at Haw River State Park in Brown Summit, N.C. and the recently acquired **Vade Mecum (Camp Sertoma)** property at Hanging Rock State Park in Stokes County. This document, *A Report on Legacy Lodging Facilities Operated by North Carolina State Parks*, has been prepared to comply with that directive.

The Summit Environmental Education Center at Haw River State Park

A master plan for Haw River State Park was completed in April 2010. The master plan, developed with citizen input, identifies needed renovations to the existing facilities at the Summit, and outlines future land acquisition and capital improvements to enable the park to serve a wider variety of visitors. Planned future facilities include campgrounds, picnic shelters, and regional trail connections.

Although the facilities at the park are ideal for environmental education and conferences, they are not particularly well-suited for operation as individual hotel units. Therefore, the Department of Natural and Cultural Resources recommends the Summit Environmental Education Center at Haw River State Park continue to operate as a public entity. The park should continue to increase operational efficiency, enhance revenues, and support the public school curriculum of North Carolina. **No additional statutory changes are needed.**

Vade Mecum Property at Hanging Rock State Park

The 2014 General Assembly added the 716-acre former Camp Sertoma 4-H Education Center, also known as the Vade Mecum Springs property with Moore Springs Campground, to Hanging Rock State Park in Stokes County. The Vade Mecum facilities include a 398-acre campground complex with nine miles of mountain biking trails and access on the Dan River, a lodge known as Cheshire Hall, a recreation hall, swimming pool, 13 cabins, equestrian barn and trails, chapel and athletic fields. Most of the facilities need repairs before they are operational.

After taking ownership of the property, the Division of Parks and Recreation requested the Department of Administration's State Construction Office to conduct a Facility Condition Assessment Program (FCAP) report for the buildings that came with the transfer. The report, dated May 6, 2014 identifies \$4,285,950 in repair/renovation needs to bring the existing facilities into compliance with state codes and standards.

Due to the extent of repair needs and the significant change to the park's footprint, the Division of Parks and Recreation is working to identify the appropriate management strategy, potential recreation uses, public and regional needs, natural resource protection, facility use, needs and development for the new property at Hanging Rock State Park.

The Department of Natural and Cultural Resources recommends the Division of Parks and Recreation pursue the capital improvements and operational strategies recommended in the master plan to be completed in 2017. The goal should be to use the property in a cost-effective way to serve park visitors and to support local economic development efforts. **No additional statutory changes are needed at this time.**

Introduction

The North Carolina General Assembly directed the Department of Natural and Cultural Resources to prepare a report describing plans and possible statutory adjustments for two state park locations which operate or have the potential to operate overnight lodging facilities. The properties identified are the **Summit Environmental Education Center** at Haw River State Park in Brown Summit, N.C. and the recently acquired **Vade Mecum (Camp Sertoma)** property at Hanging Rock State Park in Stokes County. This document, *A Report on Legacy Lodging Facilities Operated by North Carolina State Parks*, has been prepared to comply with that directive.

The 2016 General Assembly specifically requested the following:

SECTION 16.3A, HB 1030 (2016 State Budget Legislation), states: "No later than December 1, 2016, the Department of Natural and Cultural Resources shall report to the Fiscal Research Division and the Joint Legislative Oversight Committee on Agriculture and Natural and Economic Resources regarding its plans for the operation, maintenance, and renovation of legacy lodging facilities at Haw River State Park and Hanging Rock State Park. In its report, the Department shall provide options for efficient management of the legacy lodging facilities, including self-management, public-private partnerships, private leasing, and other arrangements that minimize the need for recurring State funding. In its report, the Department shall identify statutory changes needed to implement the alternatives provided in the report."

The primary legislation guiding the management of the North Carolina State Parks System is the State Parks Act (Article 2. State Parks Act. § 143B-135.40). The State Parks Act, adopted and ratified in 1987, sets out the policies and purposes of the state parks system, guiding principles, mechanisms for additions and deletions from the system and fundamental planning components to ensure public input and continual involvement in the development and management of the system and individual state parks.

The mission of the N.C. Division of Parks and Recreation is:

Conservation: To protect North Carolina's natural diversity through careful selection and stewardship of state parks system lands;

Recreation: To provide and promote outdoor recreation opportunities in the state parks system and throughout the state; and

Education: To encourage appreciation of North Carolina's natural and cultural heritage through diverse educational opportunities;

for all citizens of and visitors to the State of North Carolina.

The Summit Environmental Education Center Haw River State Park

Background

Haw River State Park was authorized in 2003, one of the first created through the New Parks for a New Century initiative. Its natural resource base is the headwaters of the Haw River, one of central North Carolina's most vital river systems, and the park is located near one of the state's largest population centers. At the time of the park's establishment, a key early acquisition was a conference facility and 300 acres, known as The Summit and owned by the Episcopal Diocese.

The Summit was completed in the early 1980s and served as one of three regional conference facilities for the Diocese. In the mid 1990s, the Episcopal Diocese began to operate an environmental education residential program at The Summit, called HARP – HAW River Program. Around the time that Haw River State Park was established, the Diocese was downsizing its operations in the state and was considering a sale of The Summit.

The addition of this property to the park contributed to the protection of the headwaters of the Haw River, which is the primary conservation purpose of the park. In addition, the state parks system had planned for many years to build and operate a residential environmental education facility to serve North Carolina's schools and students. The Summit provided an existing facility and a successful educational operation in a central location at a very reasonable cost. A partnership with the Diocese after the purchase of the property enabled the park to maintain continuous operation of the HARP program with no interruption in service.

A further benefit was that The Summit property included conference facilities centrally located within the state, providing an ideal and economical location for division training and meetings held throughout the year. Division of Parks and Recreation staff are stationed throughout North Carolina and required training and meetings were previously held in rented locations. By holding division training at The Summit, the state is able to save a substantial amount of money for essential trainings. Other state and local agencies, as well as private organizations, also use the park's conference facilities, generating revenue for the park.

Today, the operation at Haw River State Park serves thousands of school children each year (Appendix A) and hosts numerous meetings, conferences and training (Table 1).

Table 1. Examples of Training and Meetings Hosted by the Summit Environmental Education Center

Examples of Division of Parks and Recreation Training and Meetings	Examples of Other Agency Training and Meetings
Well Water / Wastewater Training	Division of Water Quality
Park Superintendents Conference	Office of Conservation Planning
First Responder Training	NC DENR E5 Program
Chainsaw Safety Training	Division of Soil and Water Conservation
Central Reservation System Training	Americorps
CPR Instructor Training	Project WET
Basic Interpretive Training	Project Learning Tree
Advanced Interpretive Training	NC Wildlife Resources Commission
Methods of Environmental Education	UNC-Greensboro
Exhibits Meeting	Natural Resources Leadership Institute
Administrative Professionals Conference	Wake County FFA Officers
Office Assistants Training	Leadership Rockingham
Maintenance Conference	Leadership Stanley
Subject Control Arrest Technique Training	Leadership Davidson
Human Resources Training	Lexington Leadership
Equal Employment Opportunity Institute	NC Burn Center
Fundamentals of Search and Rescue	NC Partnership for Children
Safety Council	UNC-Charlotte
Beacon Training	NC Forest Service
State Trails Meeting	Guilford College
Parks & People Training	NC Resource Conservation and Development
NC Trails Committee	NC Library Association
BioBlitz	NCDOT Wellness Fair
Critical Incident Stress Management Training	Department of Health and Human Services
Accounting and Budget Training	UNC-Wilmington

Current Facilities and Operation

The conference center is made up of the main lodge; four motel-like units with 12 rooms each; ten interconnecting cabin units; the round building conference rooms; gym and outdoor pool; recreational field; boathouse and picnic shelter; and two amphitheaters (Figure 1).

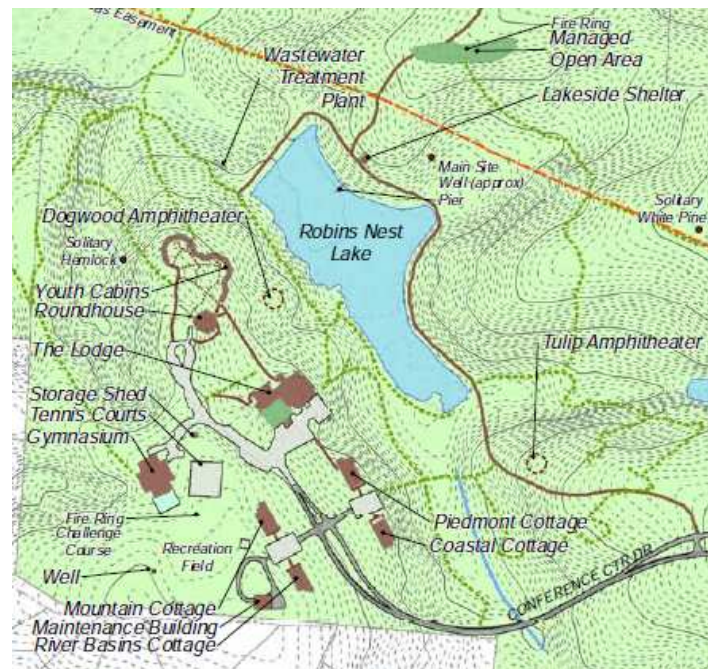


Figure 1. Facilities at the Summit Environmental Education Center

The main lodge houses a large conference room, a small meeting room, park offices, large dining room and full service kitchen. This building provides meeting space for adults and larger groups, and serves meals to all visitors.



Main Lodge



Large Conference Room

The round building is a two-story building which provides smaller meeting spaces and is used primarily for children, students and smaller groups. The 10 interconnecting cabins provide bunk-like rooms for groups of children and their chaperones with an exterior walkway along the contour of the cabins, providing a continuous path for wheelchairs and guests with other mobility issues.



Interconnecting Cabin Units - Exterior



Interconnecting Cabin Units - Interior

The main lodge, auditorium and motel-like units are considered the conference side of the operation while the round building, gym and classrooms, and cabins are considered the education side. The environmental education facilities generally operate during the week while on weekends, the entire facility is typically rented out through the conference center side. Food service and housekeeping are provided for overnight guests.

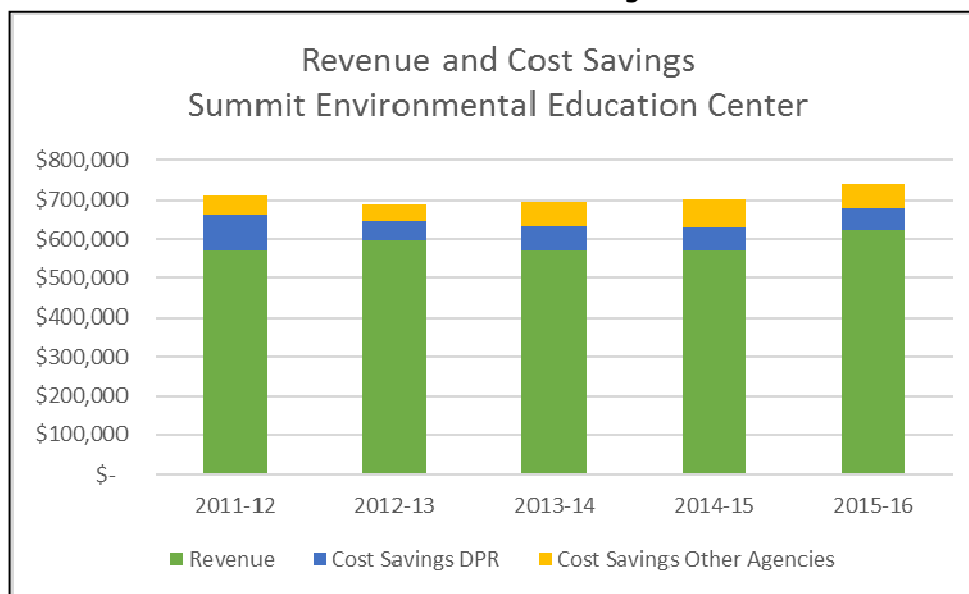
During the school year, the park will host schools for two or three nights each week, delivering environmental educational programming from 9 a.m. to 9 p.m. Educational programming is designed by park staff and is based on the NC Educational Standards and Core Curriculum for each grade that attends the program. Programming is coordinated with science teachers from around the state, ensuring the program is up to date and relevant to each school. As schools call to make reservations, park staff works with the school representative to make sure that their curriculum needs are met while at the park. Seasonal (temporary) educators work directly with the students in groups of no more than 12, allowing for a much more personal learning experience for the students. Much of the funding for environmental education materials comes from the supporting Friends of Haw River State Park.

As a conference center, the park can host groups from 10 to 180 guests; providing all meals and housing. Groups that stay at the conference center vary in number and focus. The park hosts church retreats, youth group retreats, non-profit organization conferences, science conferences, quilters, scrap-bookers, yoga retreats, karate camp, special needs camp and a camp for foster children. Most of our retreats take place over the weekend, allowing the park to host several groups at one time. Camps and conferences take place during the week and are hosted in the main lodge while the education program is in the round building. Generally, conference groups provide their own programs.

In discussing the conference center, it is important to understand the Division of Parks and Recreation utilizes the facility throughout the year. The central location of the park makes it about a four-hour drive from Jockey's Ridge, the easternmost state park, and from Gorges the westernmost state park. This minimizes travel time and provides a much less expensive venue for food and lodging, compared to hotels and restaurants. Each year, use of the facilities for hosting meetings and training for division staff creates significant savings. Table 2 shows the savings realized by using this facility.

Other state agencies, local governments, and universities also hold meetings or training at Haw River State Park, again due to its central location. The park is able to provide a space for these smaller meetings and if given enough notice, provide meals and breaks. This is economical for the users and also provides revenue for the park.

Table 2. Revenue and Cost Savings 2011-2016



Future Plans and Needs

A master plan for Haw River State Park was completed in April 2010. The master plan identifies needed renovations to the existing facilities at The Summit and outlines future land acquisition and capital improvements to enable the park to serve a wider variety of visitors. In addition to the environmental education center, Haw River State Park protects the natural resources and water quality of the Haw River and provides recreational opportunities for residents of Guilford and Rockingham counties, the greater Greensboro area, and throughout the state. Planned future facilities include campgrounds, picnic shelters, and regional trail connections. ConnectNC Bond funding of \$1.5 million will be used at Haw River State Park to acquire land to protect the river corridor and to provide land for additional recreational activities.

Options for Legacy Lodging

Although the facilities at the park are ideal for environmental education and conferences, they are not particularly well-suited for operation as individual hotel units.

The four motel-like units with 12 rooms each are the only accommodations that might lend themselves to individual rentals rather than group use. Although the units have been renovated, they are still very sparse compared to private hotel rooms and do not contain televisions, telephones, or other amenities that private hotel visitors would expect. In addition, while the park is centrally located in the state, it is not near other businesses or venues that would be likely destinations for hotel visitors. There are no nearby restaurants or attractions, and the park itself is small. Demand for the rental of individual hotel rooms is unlikely to justify the cost of upgrading these rooms to hotel standards. Similarly, a hotel operation at this location is unlikely to be attractive or profitable to a private operator.



Motel-like Unit – Exterior



Motel-like Unit – Individual Room

Recommendation

The Summit Environmental Education Center at Haw River State Park should continue to operate as a public entity. The park should continue to increase operational efficiency, enhance revenues, and support the public school curriculum of North Carolina. No additional statutory changes are needed.

Vade Mecum (Camp Sertoma) Hanging Rock State Park

Background

The 2014 General Assembly added the 716-acre former Camp Sertoma 4-H Education Center, also known as the Vade Mecum Springs property with Moore Springs Campground, to Hanging Rock State Park in Stokes County. Operations of the former Camp Sertoma 4-H Education Center were folded into those of the state park.

Vade Mecum Springs is a Stokes County landmark, having been developed in the 1890s as a resort. Entrepreneurs John Sparks and J. Cicero Tise developed Vade Mecum Springs at the turn of the 20th Century as a resort revolving around the healthful Moore Springs. Vade Mecum is Latin for “go with me,” and local history suggests the businessmen borrowed the name from a legend involving a Saura American Indian princess and her lover.

In recent decades, nonprofit organizations relied on the camp for summer programs, and the state park often referred visitors to Moore Springs Campground when its campground was full. It was operated as a retreat and summer camp by the Episcopal Diocese and Easter Seals until its acquisition by North Carolina State University in 1981 for its 4-H program, with involvement by Sertoma clubs.

A decision was made in late 2013 to close four of the state’s six 4-H camps, including Vade Mecum Springs. The Friends of Sauratown Mountains, which supports Hanging Rock and Pilot Mountain state parks, the Stokes County Board of Commissioners, the Stokes County Economic Development Commission and other community leaders approached the state parks system about a potential transfer of the property to the state park. The group persuaded the local legislative delegation to introduce the transfer legislation.

Upon receiving the property, the state parks system began a detailed assessment of the property and its facilities, and began development of a long-range master plan for reopening Vade Mecum as an operation compatible with Hanging Rock State Park. Friends of Sauratown Mountains is providing volunteer resources to assist the state park.

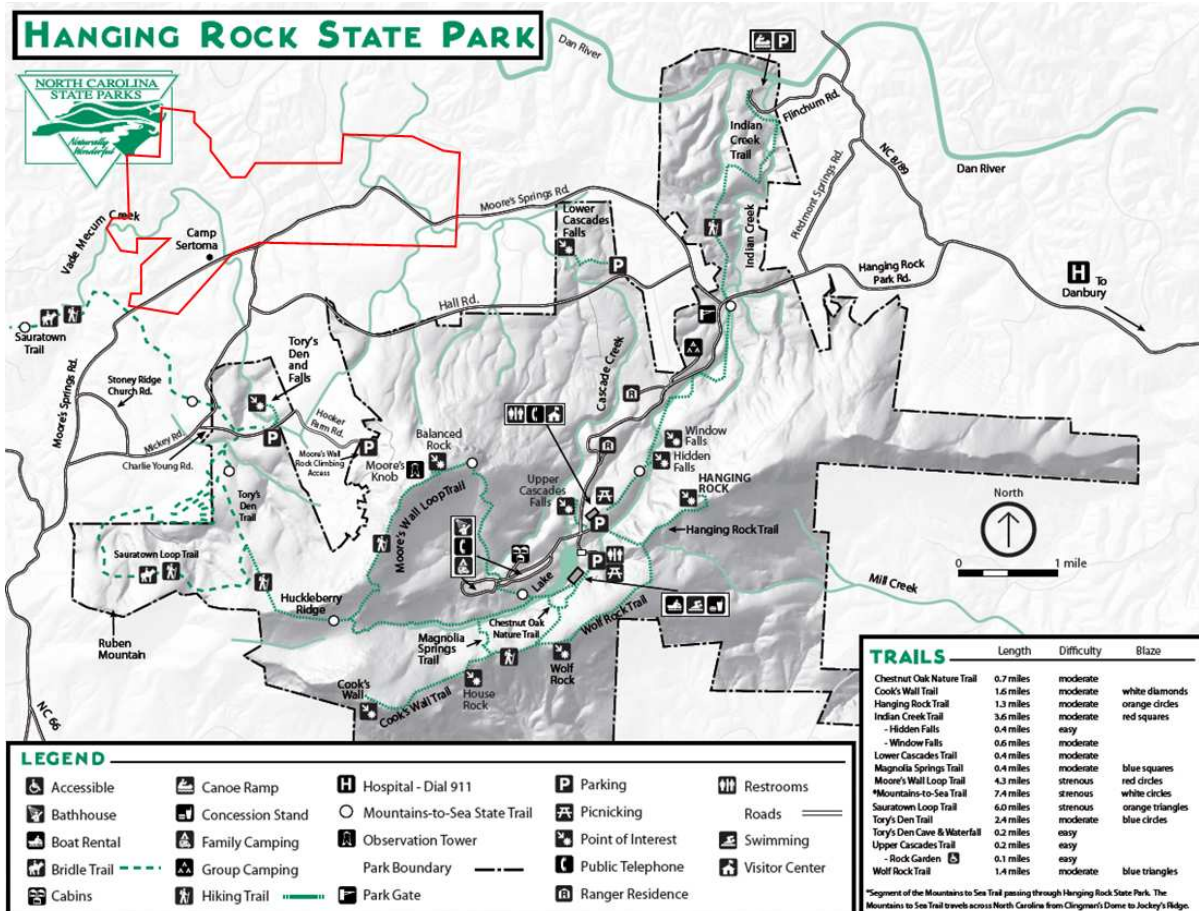


Figure 2. Vade Mecum Property in Red, Northwest of Hanging Rock State Park

Current Facilities and Operation

The Vade Mecum facilities include a 398-acre campground complex with nine miles of mountain biking trails and access on the Dan River, a lodge known as Cheshire Hall, a recreation hall, swimming pool, 13 cabins, equestrian barn and trails, chapel and athletic fields. The property is located about one-half mile northwest of the state park boundary across Moore Springs Road. Most of the facilities need repairs before they are operational.

After taking ownership of the property, the Division of Parks and Recreation requested the Department of Administration's State Construction Office to conduct a Facility Condition Assessment Program (FCAP) report for the buildings that came with the transfer. The report, dated May 6, 2014 identifies \$4,285,950 in repair/renovation needs to bring the existing facilities into compliance with state codes and standards.

The FCAP report is attached as Appendix B. Follow-up inspections indicate the final totals may be significantly higher. At the time the property was transferred to the state park, \$70,000 per year was appropriated for maintenance and repairs.

Cheshire Hall, sometimes called the "hotel," is a picturesque three-story building built in 1924. It is a wood-framed and wood-construction building which has received various updates over the years. The building is heated on the first floor by propane, second floor by fuel oil, and the third floor is unheated. Due to the age of the building and associated inefficiencies, it is expensive to heat.



Cheshire Hall (The "Hotel")

The kitchen and dining area on the first floor were renovated recently, when the building was owned by NC State University. The electrical system, HVAC, lighting system, and emergency egress do not meet code and require major renovations. The upper two floors, which were previously hotel rooms, are in poor condition, with communal bathrooms typical of health springs resorts of the era. Significant costs would be associated with reconfiguring the space to include private bathrooms and other amenities expected in a modern hotel.



Cheshire Hall, Second Floor – Interior Hallway



Inadequate Fire Egress

Future Plans and Needs for Vade Mecum

Due to the extent of repair needs and the significant change to the park's footprint, the Division of Parks and Recreation is working to identify the appropriate management strategy, potential recreational uses, public and regional needs, natural resource protection, facility use, needs and development for the new property at Hanging Rock State Park. At the division's request, the N.C. Parks and Recreation Trust Fund Authority approved funds to complete a master plan for the property. A state park's master plan is essentially a blueprint for long-term development of facilities and recreation opportunities and a guide for protection of natural resources. The master plan is expected to be completed in the fall of 2017. Public input will play a large role in determining plans for the property. The outcome of the master plan will help determine whether public-private partnerships, private contracts, or other arrangements would be beneficial, cost-effective and efficient.

The 2016 Connect NC Bond package includes \$2.1 million for the Vade Mecum property. The project includes addressing immediate requirements to bring facilities up to code based on the outcome of the master plan. Funding is expected to be available to initiate the design phase upon completion of the master plan in late 2017.

Options for Legacy Lodging

Cheshire Hall was historically used as a hotel and possibly could be renovated to be used as a hotel again. However, the rooms are quite small and do not have bathroom facilities. Communal restrooms are located at the ends of the halls. The building needs a great deal of renovation just to meet code, and the additional improvements needed to provide private bathrooms and other amenities for use as “hotel-type accommodations” are likely to be cost-prohibitive. Small rooms and communal bathrooms might be acceptable for use as hostel-type facilities for hikers and campers from the nearby Mountains-to-Sea State Trail or for scout groups and other organizations accustomed to fewer amenities. A plan for future renovation and use will be part of the upcoming master plan but conversion to a modern, privately-operated hotel is unlikely.



Cheshire Hall, Small Lodging Room



Communal Bathrooms

Recommendations

The Division of Parks and Recreation should pursue the capital improvements and operational strategies recommended in the master plan, to be completed in 2017. The goal should be to use the property in a cost-effective way to serve park visitors and to support local economic development efforts. No additional statutory changes are needed at this time.

Appendix A
Summit Environmental Education Center
Haw River State Park
Guests and Programs

July 1, 2011-June 30, 2012				
Group	Length of Stay	# of Guests	# of Programs	# of Program Guests
Raleigh Nursery School/A Safe Place	2 Night/3 Day	50	40	588
Grand Camp Session 1	2 Night/3 Day	25	25	449
Middle College at Bennett	Day	31	13	155
Jackson Middle Faculty	Day	60	20	300
Grand Camp Session 2	2 Night/3 Day	14	23	272
Dudley High School Faculty	Day	130	25	650
U15 GUSA Revolution	Day	14	5	70
New Garden Friends School	Day	53	13	212
Endeavor Charter School	2 Night/3 Day	74	65	1,349
Carlisle School	Overnight	35	21	465
Rockingham Middle-Myers	Day	91	19	364
Summerfield Elementary	Day	148	31	592
Rockingham County Middle-Schraufnagel	Day	63	16	252
Rockingham County Middle-Clegg	Day	51	16	204
Friends School of Wilmington	2 Night/3 Day	42	46	891
Rockingham County Middle-Toth	Day	89	19	356
The Academy at Lincoln	Day	154	42	770
B'Nai Shalom	Overnight	27	23	297
Webb A Murray	Overnight	71	29	800
Blackburn Elementary	Day	124	57	992
Ligon Middle	2 Night/3 Day	99	98	1,995
Kernodle Middle	Day	117	11	351
Tuttle Elementary	2 Night/3 Day	95	80	1,933
Balls Creek Elementary	2 Night/3 Day	111	94	2,161
Northern Elementary 2nd Grade	Day	180	22	540
Salem Middle School	Day	126	38	756
Ligon Middle School	2 Night/3 Day	89	86	1,780
Maiden Elementary	Overnight	97	27	985
Northern Elementary 3rd Grade	2 Night/3 Day	65	28	545
Reedy Fork Elementary	Day	88	15	352
Dudley High School SGA	Day	21	9	105
Wilkerson College	Day	36	11	180
Americorp	Day	29	29	329
East Millbrook-Starks	2 Night/3 Day	79	64	1,612

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Summit Environmental Education Center
Haw River State Park
Guests and Programs

Stoneville Elementary	Day	91	16	455
Monticello Browns Summit	Day	51	12	255
East Millbrook-Chafin	2 Night/3 Day	63	57	1,292
East Lincoln Middle	2 Night/3 Day	132	111	2,680
Rocky Mount Elementary	Overnight	57	27	704
General Greene Elementary	Day	104	27	520
NE Guilford HS	Day	14	5	70
Colfax Elementary	2 Night/3 Day	104	80	2,120
Sanford Creek	Overnight	77	28	802
PAGE	2 Night/3 Day	26	35	586
Boonesmill Elementary	Day	84	18	450
Creedmore Elementary	Overnight	82	74	1,736
Wakefield Middle-Debose	Day	114	41	798
Sanford Creek Elementary	Overnight	51	21	534
Callaway Elementary	Overnight	51	25	575
Wakefield Middle-Babinski	Day	114	41	798
Grove Park Elementary	Day	95	17	285
Henry School	Overnight	74	24	936
Westover Christian Academy	Day	50	8	200
St. Mary's	2 Night/3 Day	28	33	582
Dudley Elementary	Overnight	71	32	886
1st Presbyterian	Overnight	20	9	100
Youth Villages	Day	10	5	50
Greensboro Montessori	Day	20	6	80
PHC Girls Youth Ministry	Day	10	7	64
Friendly Youth-Brian Brown	Day	15	8	120
Bethany Community School	Day	53	19	380
Northern Middle-Breeden	Day	87	27	435
Maureen Joy Charter School	Overnight	54	27	549
Geology Summer Camp	5 Days	26	47	780
LLDS Girls Camp	Day	69	31	414
Haw River Adventure Camp	3 Days	6	13	94
Reptile and Amphibian Camp	5 Days	28	34	614
Total FY 2011-12		4,509	2,125	44,596

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Summit Environmental Education Center
Haw River State Park
Guests and Programs

July 1, 2012-June 30, 2013				
Group	Length of Stay	# of Guests	#of Programs	# of Program Guests
Le Petit Academy-Doggett	Day	26	5	78
Le Petit Academy-Rice	Day	18	5	54
Riley Hill Baptist Church	Overnight	20	22	243
Grand Camp	2 Night/3 Day	44	60	1,162
Bennett Middle College	Day	27	16	162
Andrews High School Faculty	Day	74	21	370
Bessemer Faculty	Day	56	20	280
Hairston Middle Faculty	Day	56	20	280
Smith Elementary Faculty	Day	55	20	275
4H Envirothon	Overnight	24	15	330
Girls Hockey Team	Day	15	4	60
Endeavor Charter School	2 Night/3 Day	75	78	1,461
Lakewood Montessori	2 Night/3 Day	88	100	1,686
Lakewood Montessori	2 Night/3 Day	89	109	1,640
Rockingham Middle-Toth	Day	95	39	742
Stanley County Chamber of Commerce	Day	27	15	243
Northern Middle-Thomas	Day	63	20	252
Northern Middle-Walker	Day	100	37	500
Northern Middle-Koster	Day	119	33	595
Northern Middle-Meckly	Day	85	43	595
Webb A Murray	Overnight	61	34	829
Summerfield Elementary	Day	83	50	941
Ferrum Elementary	Overnight	79	36	984
Rockingham Middle-Schraufngel-Clegg	Day	100	36	600
Tuttle Elementary	2 Night/3 Day	105	73	1,941
Rockingham County Middle-Perkinson	Day	104	36	936
Joyer Elementary	Overnight	44	44	582
Greensboro Day	Day	39	7	117
Balls Creek Elementary	2 Night/3 Day	123	96	2,153
Reedy Fork	Day	83	15	249
Boy Scout Troop 434	Day	18	2	36
Christ UMC	Overnight	46	21	414
Wakefield Middle-Debose	Day	135	53	945
Maiden Elementary	Overnight	104	50	1,180

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Summit Environmental Education Center
Haw River State Park
Guests and Programs

Salem Middle	Overnight	133	80	1,463
Wilkerson College	Day	35	8	140
Joyner Elementary	Day	48	10	192
East Millbrook-Chafin	2 Night/3 Day	88	74	1,796
East Millbrook-Boylin	2 Night/3 Day	51	71	1,036
Americorp	Day	25	22	250
East Lincoln	2 Night/3 Day	146	120	2,814
Christ Temple Church	Day	22	9	132
Northern Middle-Sabas	Day	104	41	624
Rocky Mount	Overnight	45	22	513
Sanford Creek	Overnight	67	32	855
General Greene	Day	114	29	570
Colfax	2 Night/3 Day	136	127	2,790
Goldsboro High School Ecology Club	Day	11	4	44
SERMS	Overnight	51	45	719
Sanford Creek	Overnight	63	36	689
PAGE	Overnight	14	19	255
Creedmore	2 Night/3 Day	92	85	1,817
Alamance Middle College	Day	53	25	530
Stoneville Elementary	Day	70	14	210
Hospice of Greensboro	Day	35	14	20
St. Marys	2 Night/3 Day	33	28	528
Dudley Elementary	Overnight	49	23	614
Trindale Elementary	Day	75	15	300
First Presbyterian	Overnight	20	9	100
St. Michaels	Overnight	66	46	1,016
Youth Villages	Day	10	6	60
Holmes Middle	Day	41	21	252
Holmes Middle	Day	42	21	252
Holmes Middle	Day	44	21	264
Cub Scouts-Evervitt	Overnight	38	12	266
Sierra Club ICO	Overnight	17	8	136
Girl Scouts-Wilimington	Overnight	12	7	84
Summer Camp-Beak Week	5 Days	16	34	416
Summer Camp-HARI Adventures	3 Days	12	8	96
Summer Camp-Earth Explorations	5 Days	22	37	504
Total FY 2012-13		4,180	2,418	45,262

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Haw River State Park
Guests and Programs

July 1, 2013-June 30, 2014				
Group	Length of Stay	# of Guests	#of Programs	# of Program Guests
Calvary Christian Center	Day	15	7	60
Gethsemane UMC	Day	30	5	90
Grand Camp	2 Night/3 Day	44	43	1,009
Bennett Middle College	Day	32	16	192
Andrews High School Faculty	Day	60	21	300
Guilford County Council of PTAs	Day	7	5	35
The Canterbury School	Overnight	44	24	440
Duke Scholars	Day	17	12	119
NCSITE	Day	16	8	80
St. Mary's School Raleigh	Day	21	9	105
Academy at Lincoln 4th Grade	Day	58	12	232
Academy at Lincoln 5th Grade	Day	112	46	672
Stanley County Chamber of Commerce	Day	24	18	240
Northern Elementary	Day	121	33	605
Joyner Elementary	Overnight	57	45	808
The Ocracoke School	4 Night/5 Day	83	186	2,514
Central Davidson Middle	Day	65	21	325
Henry School	Overnight	61	25	688
Central Davidson Middle	Day	109	25	436
Central Davidson Middle	Day	109	22	436
Stoneville Elementary	Day	65	14	325
Tuttle Elementary	2 Night/3 Day	112	86	2,063
Summerfield Elementary	Day	101	35	606
Balls Creek Elementary	2 Night/3 Day	114	109	2,342
Hillside HS	Day	21	3	42
STEM	2 Night/3 Day	85	86	1,726
Northern Middle	Day	60	13	240
Northern Middle	Day	83	25	415
Wakefield Middle Tharrington	Day	132	55	1,056
Northern Middle	Day	93	29	465
Maiden Elementary	Overnight	67	29	712
Wakefield Middle-Babinski	Day	126	43	882
Salem Middle	Overnight	133	70	1,349
Wakefield Middle-Debose	Day	118	51	708
Jones Elementary	2 Night/3 Day	89	186	1,691

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Haw River State Park
Guests and Programs

Wilkerson College	Day	37	8	148
Western Alamance	Day	53	12	265
East Millbrook	2 Night/3 Day	79	54	1,166
Rocky Mount Elementary	Overnight	52	25	590
Northern Middle	Day	79	29	395
East Lincoln	2 Night/3 Day	151	122	3,015
Casa Esperanza Montessori	Overnight	55	49	800
SERMS	Overnight	35	36	490
Endeavor Charter	2 Night/3 Day	75	73	1,575
Sanford Creek	Overnight	69	34	907
Archdale Elementary	Day	86	15	285
Colfax Elementary	2 Night/3 Day	94	107	2,085
Creedmore Elementary	Overnight	69	74	1,327
Sontag Elementary	Overnight	49	30	601
Trindale Elementary	Day	59	9	177
Nathanael Greene Elementary	Day	113	30	565
St. Michaels School	Day	57	15	285
First Presbyterian Church	Overnight	16	9	80
Lincolnton Middle	Day	42	15	252
Lincolnton Middle	Day	90	28	540
Reedy Fork	Day	78	15	234
Greensboro Montessori	Day	28	7	84
St Mary's	2 Night/3 Day	41	32	795
Salisbury High School	Day	41	20	287
Sanford Creek	Overnight	65	30	788
General Greene	Day	89	32	534
Girl Scout Troop	Overnight	18	7	126
Annie Penn Hospital	Day	30	11	150
Haw River Adventure Summer Camp	3 Days	11	17	231
Nature Myth Breakers Summer Camp	5 Days	22	53	803
Archaeology Summer Camp	5 Days	28	36	504
Upward Bound	Day	50	13	200
Summerfield Girl Scouts	Extended Day	13	24	343
Total FY 2013-14		4,358	2,488	44,635

Appendix A
Summit Environmental Education Center
Haw River State Park
Guests and Programs

July 1, 2014-June 30, 2015				
Group	Length of Stay	# of Guests	#of Programs	# of Program Guests
BOH/COR Youth Camp	Day	17	3	51
Childtime 3rd to 6th Grade	Day	13	7	52
Childtime Pre-K to 2nd Grade	Day	16	7	64
UNCG UPBEATS	Day	57	6	171
Grand Camp Session 1	2 Night/3 Day	30	29	587
Grand Camp Session 2	2 Night/3 Day	31	31	596
Bethany Community School Faculty	Day	20	10	120
Childtime PreK	Day	11	3	33
Childtime Lower Elementary	Day	18	5	54
Bennett Middle College	Day	26	15	208
Thales Academy	Overnight	50	54	760
Montessori Community School	Overnight	61	70	1,167
Lakewood Montessori	2 Night/3 Day	100	100	2,014
Wiley Elementary	Day	31	8	124
Lakewood Montessori	2 Night/3 Day	97	100	1,962
Jack and Jill	Overnight	43	23	387
Stanly County Chamber of Commerce	Day	32	23	288
Ferrum Elementary	Overnight	83	62	737
Maiden Elementary	Overnight	60	34	735
Northern Middle	Day	92	31	552
Blackburn Elementary	2 Night/3 Day	70	79	1,350
Tuttle Elementary	2 Night/3 Day	91	71	1,690
Northern Middle	Day	129	33	645
Northern Middle	Day	81	29	405
Balls Creek Elementary	2 Night/3 Day	79	86	1,588
Old Fort Elementary	Overnight	57	37	758
STEM	2 Night/3 Day	76	65	1,452
Wakefield-Tharrington	Day	116	46	696
Wakefield-Debose	Day	123	46	738
Salem Middle	Overnight	126	72	1,386
Joyner Elementary	Day	47	24	376
Stoneville Elementary	Day	55	19	330
Salem Middle	Day	104	51	624
East Millbrook	Overnight	119	81	1,436
Roanoke Gifted School	Day	59	31	413

Appendix A
Summit Environmental Education Center
Haw River State Park
Guests and Programs

Western Alamance	Day	50	12	250
Western Alamance	Day	45	10	225
Reedy Fork	Day	70	13	210
Brawley Middle School	Day	87	30	435
Brawley Middle School	Day	89	30	445
Sanford Creek-Olsen	Overnight	47	23	436
Brawley Middle School	Day	98	33	490
McNair Elementary	Extended Day	85	40	773
Rocky Mount Elementary	Overnight	54	21	517
Archdale Elementary	Day	75	18	297
East Lincoln	2 Night/3 Day	151	116	2,567
JFK High School	Day	19	15	171
Wakefield Middle	Day	123	53	984
Casa Esperanza Montessori	Overnight	43	34	473
Endeavor Charter School	2 Night/3 Day	78	66	1,404
Southeast Randolph Middle	Overnight	45	34	540
Lindley Elementary	Overnight	97	37	895
Sanford Creek Elementary-Strong	Overnight	92	33	828
Trindale Elementary	Day	52	9	156
Williamsburg Elementary	Day	54	11	162
St. Michaels	Day	62	16	310
Sherrills Ford Elementary	2 Night/3 Day	96	72	1,632
Triad Homeschool	Day	18	8	90
St. Marys	2 Night/3 Day	47	38	752
First Presbyterian	Overnight	32	9	160
Star Town Elementary	Overnight	101	28	909
Lincolnton Middle	Extended Day	60	27	420
Lincolnton Middle	Extended Day	34	26	262
Richmond Co Community Support Ctr-NC Works	Day	38	31	266
Friends School of Wilmington	2 Night/3 Day	16	17	275
General Greene	Day	104	36	624
American Heritage Girls	Overnight	61	17	385
HARI Adventure Summer Camp	3 Days	3	16	92
Wilderness Survival Summer Camp	5 Days	31	34	502
Happening Habitats Summer Camp	5 Days	23	35	460
Total FY 2014-15		4,400	2,439	43,946

Appendix A
Summit Environmental Education Center
Haw River State Park
Guests and Programs

July 1, 2015-June 30, 2016				
Group	Length of Stay	# of Guests	#of Programs	# of Program Guests
Jerusalem Holy Church Summer Camp	Day	43	9	129
Bennett College Middle College	Day	29	13	203
Grand Camp Session 1	2 Night/3 Day	25	39	550
Grand Camp Session 2	2 Night/3 Day	31	49	682
Erwin Montessori Faculty	Day	38	12	228
General Greene Faculty	Day	30	17	210
Cornerstone Charter	Day	89	26	534
Thales Academy	2 Night/3 Day	92	85	1,564
Northern Middle-Coltrane	Day	96	29	480
Stanly County Chamber of Commerce	Day	20	17	200
Northern Middle-Morgan	Day	99	37	495
Northern Middle-Thomas	Day	86	25	344
Henry Elementary	Overnight	27	22	297
Jones Elementary	Day	116	31	580
Wakefield Middle-Tharrington	Day	111	46	666
Blackburn Elementary	2 Night/3 Day	98	85	1,862
Christ UMC	Overnight	48	15	336
Wakefield Middle-Cooper	Day	105	41	630
Dudley HS ROTC	Day	16	9	80
Reedy Fork Elementary	Day	79	13	237
Tuttle Elementary	2 Night/3 Day	80	62	1,440
Balls Creek Elementary	2 Night/3 Day	87	79	1,392
STEM	2 Night/3 Day	68	76	1,169
Root Elementary	Overnight	67	34	628
Salem Middle-Roberts	Day	113	17	339
East Millbrook	Overnight	101	62	1,033
Salem Middle-House	Overnight	122	71	1,464
Startown Elementary	Overnight	60	32	690
Salem Middle-Taylor	Day	132	33	660
Western Alamance	Day	72	13	288
Western Alamance	Day	74	13	296
NW Elementary	Day	97	23	388
Sanford Creek-Green	Overnight	67	32	670
Piedmont Classical HS 9th Grade	Day	65	39	520
Joyner Elementary	Day	63	28	441

Appendix A
Summit Environmental Education Center
Haw River State Park
Guests and Programs

Piedmont Classical HS 10th Grade	Overnight	42	46	504
Trindale Elementary	Day	57	11	171
Carlisle School	Day	32	9	160
Endeavor Charter	Overnight	74	32	685
St Michael's School	Day	64	15	320
General Greene	Day	98	19	392
Williamsburg Elementary	Day	88	13	264
Casa Esperanza Montessori	Overnight	54	19	443
Wakefield Middle-Babinski	Day	118	50	826
Sontag Elementary	Overnight	53	31	583
Lindley Elementary	Overnight	64	34	704
CC Griffin-Bishop	Day	96	33	480
CC Griffin-Caskey	Day	93	25	372
Sanford Creek-Strong	Overnight	111	43	1,221
CC Griffin-Troutman	Day	113	25	452
Sherrills Ford	Overnight	96	51	1,056
Salem Middle-Justus	Day	31	25	341
St Mary's	2 Night/3 Day	45	50	735
Broadview Middle	Day	33	22	264
1st Presbyterian	Overnight	18	9	90
Friends School of Wilmington	2 Night/3 Day	16	14	224
Quest Charter	Overnight	52	47	676
Haw River Adventure Summer Camp	3 Days	5	13	115
Native American Explorations Summer Camp	5 Days	35	39	560
Mammals: Wild and Wonderful Summer Camp	5 Days	34	55	850
Wendover Hills Church	2 Night/3 Day	14	18	252
Total FY 2015-16		4,082	1,982	34,465

# of Guests	#of Programs	# of Program Guests
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2011 - 2016 Totals

21,529

15,995

212,904



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtridge, Jr., Secretary

State Construction Office
Gregory A. Driver, P.E., Director

Memorandum

Date: May 6, 2014

Re: Facility Condition Assessment
Camp Sertoma - 4H
Moores Spring Road
Danbury, North Carolina

To: Dwayne Parker – North Carolina State Parks

From: Joe Baden - Department of Administration / State Construction Office
Clyde Carl - Department of Administration / State Construction Office
Bill Sessoms – Department of Administration / State Construction Office

Cc: Alicia Lopez – State Construction Office
Victor Stephenson – State Construction Office

Accompanying this cover memo, please find the Facility Condition Assessment Program (FCAP) report for the Camp Sertoma buildings located in Stokes County, North Carolina.

This FCAP Report is based on our field assessments and discussions with on-site staff. Camp Sertoma was visited on April 3 and 23, 2014. Hopefully this report will assist in preparing budget requests and addressing needs.

Deficiencies listed on the following pages are arranged alphabetically by building name. Cabins are listed alphabetically within their respective cabin circle group.

Should you have any questions or need further assistance, please do not hesitate to contact any of our staff who participated in the preparation of this report.

Mailing Address:
1307 Mail Service Center
Raleigh, NC 27699-1307

Telephone (919)807-4100
Fax (919)807-4110
State Courier #56-02-01

Location:
301 N. Wilmington St. Suite 450
Raleigh, North Carolina 27601

Camp Sertoma

The descriptions below include architectural/civil/structural, electrical, mechanical and plumbing deficiencies observed at the time of inspection and are divided into separate disciplines. Prefixes used to identify specific deficiencies are architectural/structural (**G**), electrical (**E**), mechanical (**M**) and plumbing (**P**). This list does not contain telecommunication deficiencies. The dates of inspection were April 3 and 23, 2014.

Plumbing lines throughout the camp had been drained for the winter prior to the FCAP visits and it was not possible to identify any water leaks at the time of the visits. Camp Sertoma does not have a central sanitary system. Each of the thirteen cabins has an individual septic tank.

This property is under consideration for property transfer from North Carolina State University 4H to State Parks and Recreation (Hanging Rock). The property is adjacent to Hanging Rock State Park. The facility consists of a chapel, gym, pool, old hotel, a number of cabins, barns and support buildings and structures.

Site, Drives and Trails

G-1 Trail and Walkway Improvement / Maintenance

Estimated Cost: \$20,000

Priority: 1 Year

Gravel roadways and trails are in good condition but require maintenance to keep in good condition.

Various maintenance and improvements are needed on the roadways and trails throughout the facility to improve accessibility and safety. This mostly consists of grading improvements, handicap ramps, and installation of gravel to improve walking and driving surfaces in areas of erosion. There is no one specific high cost item but mostly ongoing maintenance and improvements which are typical for a facility of this type.

Campground Store – Asset #40

G-2 Complete Building Renovation

Estimated Cost: \$49,000

Priority: 3 Years

This small wooden structure is serviceable but very worn and deteriorated. Practically all building components need renovation. The building is a candidate for a complete renovation estimated at \$100/sf or replacement. Priority depends on projected use and funding availability.

Except for one crafts sink in acceptable condition, there are no mechanical or plumbing systems at the Campground Store.

Caretaker's Residence

This wood frame house is reported to be in good condition and does not have any civil or architectural issues at this time.

Chapel – Asset #12

E-1 Update Illumination Estimated Cost: \$200 Priority: 1 year

The predominant illumination is provided by a T-12 tube type florescent 2 lamped eight foot hanging strip type luminaire. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire. Other luminaires are compact florescent lamped ceiling fans. No exceptions are taken to these.

It is recommended that the florescent luminaire be replaced with one that is suitable for the application and aesthetically complements the building architecture. The cost estimate is of a general nature.

E-2 Provide Emergency Egress Illumination Estimated Cost: \$9,900 Priority: Immediate

The building appears to have insufficient emergency egress luminaires for compliance with NC Building Code and NC Fire Prevention Code, Chapter 10, Means of Egress, which is identical in both codes.

Emergency egress illumination is provided by three (3) dual lamped battery powered units. These are generally intended by manufacturers to illuminate 210 square feet; fifteen feet on either side of an egress luminaire located at seven and a half feet above finished floor on a wall of a seven foot wide corridor. These luminaires appear to be insufficient to satisfactorily illuminate the whole of the chapel space to the requirements of NC Building Code, Subsection 1006.4, Performance of System. This subsection requires emergency lighting facilities to be “arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level.” The subsection additionally requires that “a maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.” Additionally, the building exit discharges do not have emergency egress illumination. This is a requirement of the Building Code that became effective in 2002.

It is recommended that an engineered assessment be made of emergency egress illumination requirements to identify and remediate deficiencies. An engineered solution will ensure that emergency egress lighting is in compliance with present life safety and building codes, and that specified luminaires are proper for the application and installation environment. The estimated cost is for the provision of an assumed quantity of emergency egress luminaires of a general type and does not include engineering fees.

G-3 Clean and Paint Steel Windows Estimated Cost: \$1,000 Priority: 1 Year

Steel windows finish is deteriorated and frames are beginning to show signs of rust. Clean and remove all old paint and rust. Prime and paint approximately 10 windows. Clean and paint any other exterior door trim as needed.

Mechanically, both Trane LP gas packs at the Chapel are operational and appear to be in good condition. There are no bathrooms at the Chapel. The addition of bathrooms should be considered in any significant renovation of the Chapel.

Circle One Cabins (Cedar, Norfolk, Triangle, West Winston-Salem and Winston-Salem Cabins)

G-4 Building Renovations (Circle One Cabins)
Estimated Cost: \$225,000 (\$45,000 per cabin)
Priority: 3 Years

The circle one cabins are approximately 450 sq. ft. each with a main sleeping room and multi-use bathroom. These cabins are in various states of deterioration but generally have deteriorated windows and doors and worn out bathrooms. Cabins can be renovated using simple construction techniques such as wall and ceilings replaced with marine grade plywood or similar. Windows should be replaced. Shingle roofs are in fair condition and should be replaced in approximately 3 to 5 years. Bathrooms need complete renovation and updating. Cost was estimated at \$100/sf for a basic renovation. Priority depends on projected use and funding availability.

NOTE: In the event that complete building renovations are undertaken on the Circle One cabins, it will be unnecessary to separately address the following individual discrepancies, listed below on pages 3-6: E-3, E-4, M-1, P-1, E-5, M-2, P-2, E-6, M-3, P-3, E-7, E-8, M-4 and P-4). These deficiencies would be within the scope of the complete building renovations.

Circle one cabins are individually described as follows:

Cedar Cabin

Mechanically, Cedar Cabin is in much better condition than the nearby West Winston-Salem and Norfolk cabins. No mechanical or plumbing work is needed at Cedar Cabin.

Norfolk Cabin

E-3 Update Illumination
Estimated Cost: \$100
Priority: 1 year

Over the sink is a T-12 tube type florescent lamped surface mounted strip luminaire. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that the luminaire be rebalasted/relamped to convert it to utilize a T-8 lamp. This cost estimate is of a general nature.

E-4 Provide GFCI Receptacle
Estimated Cost: \$50
Priority: Immediate

It was observed that the receptacle outlet at the sink is not a ground fault current interrupting (GFCI) type nor was a GFCI type circuit breaker found in the branch circuit electrical panel to protect the installed receptacle.

A GFCI receptacle outlet must be provided at the sink for compliance with National Electrical Code ® Article 210.8(A)1.

Mechanically, Norfolk Cabin is in poor condition. However, the basement area under Norfolk Cabin is in better condition than at the adjoining West Winston-Salem Cabin. The bathroom floor in Norfolk Cabin needs replacement. Bathroom fixtures are outmoded. Heating is by an Empire brand LP gas overhead furnace.

Complete mechanical and plumbing renovations are needed in Norfolk Cabin.

M-1 Complete Mechanical Renovation
Estimated Cost: \$10,000
Priority: 1 Year

P-1 Complete Plumbing Renovation
Estimated Cost: \$8,000
Priority: 1 Year

Triangle Cabin – Asset #23

E-5 Update Illumination
Estimated Cost: \$300
Priority: 1 year

The predominant illumination is provided by T-12 tube type florescent lamped surface mounted strip luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting is effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

Mechanically, Triangle Cabin is in poor condition. The basement area under Triangle Cabin is in better condition than at the nearby West Winston-Salem Cabin, although the rock wall under Triangle Cabin is cracked. An abandoned concrete block chimney abuts the rear of Triangle Cabin. The bathroom floor in this cabin needs replacement. Bathroom fixtures are outmoded. Heating is by an Empire brand LP gas overhead furnace.

Complete mechanical and plumbing renovations are needed in Triangle Cabin.

M-2 Complete Mechanical Renovation
Estimated Cost: \$10,000
Priority: 1 Year

P-2 Complete Plumbing Renovation
Estimated Cost: \$8,000
Priority: 1 Year

West Winston-Salem Cabin – Asset #17

E-6 Update Illumination
Estimated Cost: \$500
Priority: 1 year

The predominant illumination is provided by T-12 tube type florescent lamped surface mounted strip luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting is effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

Mechanically, West Winston-Salem Cabin is in poor condition and is no longer in use. The bathroom floor in this cabin needs replacement before West Winston-Salem Cabin is reopened. Bathroom fixtures are outmoded. Heating is by an Empire brand LP gas overhead furnace. Wooden columns under West Winston-Salem Cabin are rotting. The State brand domestic hot water heater under West Winston-Salem Cabin is badly deteriorated.

Complete mechanical and plumbing renovations are needed in West Winston-Salem Cabin.

M-3 Complete Mechanical Renovation
Estimated Cost: \$10,000
Priority: 1 Year

P-3 Complete Plumbing Renovation
Estimated Cost: \$8,000
Priority: 1 Year

Winston-Salem Cabin – Asset #24

E-7 Update Illumination
Estimated Cost: \$200
Priority: 1 year

The predominant illumination is provided by T-12 tube type florescent lamped surface mounted strip luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting is effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

E-8 Provide GFCI Receptacle
Estimated Cost: \$50
Priority: Immediate

It was observed that the receptacle outlet at the sink is not a ground fault current interrupting (GFCI) type nor was a GFCI type circuit breaker found in the branch circuit electrical panel to protect the installed receptacle.

A GFCI receptacle outlet must be provided at the sink for compliance with National Electrical Code ® Article 210.8(A)1.

Mechanically, Winston-Salem Cabin is in poor condition. The bathroom floor in this cabin needs replacement. Bathroom fixtures are outmoded. Heating is by an Empire brand LP gas overhead furnace.

Complete mechanical and plumbing renovations are needed in Winston-Salem Cabin.

M-4 Complete Mechanical Renovation

Estimated Cost: \$10,000

Priority: 1 Year

P-4 Complete Plumbing Renovation

Estimated Cost: \$8,000

Priority: 1 Year

Circle Two Cabins (Challenger, Dogwood, Old Salem, Raleigh and White Oak Cabins)

G-5 Building Renovations (Circle Two Cabins)

Estimated Cost: \$260,000 (\$65,000 per cabin for four cabins)

Priority: 5 Years

Circle two cabins are approximately 650 sq. ft. each with a main sleeping room and multi-use bathroom. Cabins are in various states of deterioration but are in better condition than circle one cabins. These cabins generally have deteriorated windows and doors and worn out bathrooms. Cabins can be renovated using simple construction techniques such as wall and ceilings replaced with marine grade plywood or similar. Windows should be replaced. Shingle roofs are in fair condition and should be replaced in approximately 3 to 5 years. Bathrooms need complete renovation and updating. Cost was estimated at \$100/sf for a basic renovation. Dogwood Cabin has undergone renovation and was not included in this estimate. Priority depends on projected use and funding availability.

NOTE: In the event that complete building renovations are undertaken on the Circle Two cabins, it will be unnecessary to separately address the following individual discrepancies, listed below on pages 7-8: E-9, E-10, M-5, P-5, E-11, M-6 and P-6). These deficiencies would be within the scope of the complete building renovations.

Challenger Cabin – Asset #44

E-9 Update Illumination Estimated Cost: \$600 Priority: 1 year

The luminaires built into the ceiling beams are T-12 tube type florescent lamped. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting is effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

Mechanically, Challenger Cabin, renovated around 2004, is in similar excellent condition to the adjoining Dogwood Cabin. Heating is by an overhead LP gas Reznor heater. Challenger Cabin has no cooling system.

Dogwood Cabin

Mechanically, Dogwood Cabin was renovated approximately five years ago and is in similar excellent condition to the adjoining Challenger Cabin. Heating and air conditioning is by a heat pump in excellent condition. The bathrooms and sleeping area are in very good condition.

Old Salem Cabin

E-10 Update Illumination Estimated Cost: \$1,900 Priority: 1 year

The predominant illumination is provided by two (2) T-12 tube type florescent lamped surface mounted ceiling luminaires. These are rusted and in states of disrepair. More so, T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire. Other luminaires are incandescent lamped, and these lamps, too, will become impossible to acquire.

It is recommended that the florescent luminaires be replaced with modern ones that are suitable for the application. Also, it is recommended that the other luminaires be either re-lamped to compact florescent or light emitting diode units or, as appropriate, replaced with luminaires that aesthetically complement the building architecture. The cost estimate is of a general nature.

Mechanically, Old Salem Cabin is in the poorest condition of the twelve cabins still in use (West Winston-Salem Cabin is no longer in use). Floors and bathrooms in Old Salem Cabin are in poor condition. Complete mechanical and plumbing renovations are needed in Old Salem Cabin.

M-5 Complete Mechanical Renovation Estimated Cost: \$10,000 Priority: 1 Year

P-5 Complete Plumbing Renovation Estimated Cost: \$8,000 Priority: 1 Year

Raleigh Cabin

E-11 Update Illumination
Estimated Cost: \$1,900
Priority: 1 year

Luminaires built into the ceiling beams are T-12 tube type florescent lamped. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire. Other luminaires are incandescent lamped, and these lamps, too, will become impossible to acquire. Lastly, the built-in florescent and the exterior luminaires are in states of disrepair.

It is recommended that the built-in florescent luminaires be replaced with modern ones that are suitable for the application. Also, it is recommended that the other luminaires be either re-lamped to compact florescent or light emitting diode units or, as appropriate, replaced with modern luminaires. The cost estimate is of a general nature.

Mechanically, Raleigh Cabin is in the worst condition of the five cabins in the Circle Two cabins group. Raleigh cabin dates to approximately 1940. Raleigh Cabin has no heat or air conditioning. Bathrooms are in poor condition. The State brand domestic hot water heater under Raleigh Cabin is badly corroded and needs replacement.

M-6 Heat Pump Installation
Estimated Cost: \$10,000
Priority: 1 Year

P-6 Complete Plumbing Renovation
Estimated Cost: \$8,000
Priority: 1 Year

White Oak Cabin

Mechanically, White Oak Cabin, renovated about five years ago, is in excellent condition like nearby Dogwood Cabin.

Circle Three Cabins (Tarheel, Wilmington and Yadkinville Cabins)

G-6 Building Renovations (Circle Three Cabins)
Estimated Cost: \$195,000 (\$65,000 per cabin)
Priority: 5 Years

The circle three cabins are approximately 650 sq. ft. each with a main sleeping room and multi-use bathroom. These cabins are in better general condition than the cabins in circles one and two. Still, the cabins are in various states of deterioration and generally have deteriorated windows and doors and worn out bathrooms. Cabins can be renovated using simple construction techniques such as wall and ceilings replaced with marine grade plywood or similar. Windows should be replaced. Shingle roofs are in fair condition and should be replaced in approximately 3 to 5 years. Bathrooms need complete renovation and updating. Cost was estimated at \$100/sf for a basic renovation. Priority depends on projected use and funding availability.

NOTE: In the event that complete building renovations are undertaken on the circle three cabins, it will be unnecessary to separately address the following individual discrepancies, listed below on pages 9-11: E-12, M-7, P-7, E-13, M-8, P-8, E-14, E-15, M-9 and P-9). These deficiencies would be within the scope of the complete building renovations.

Tar Heel Cabin – Asset #13

E-12 Update Illumination
Estimated Cost: \$200
Priority: 1 year

The predominant illumination is provided by two (2) eight foot T-12 tube type florescent lamped surface mounted strip luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting is effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

Mechanically, Tar Heel Cabin is in similar condition to the smaller Wilmington Cabin. Bathrooms are outmoded but fixtures appear to be operational. The electric water heater is Ruud brand. An outmoded Chromalox electric wall heater is located in the Tar Heel Cabin bathroom.

Complete mechanical and plumbing renovations are needed in Tar Heel Cabin.

M-7 Complete Mechanical Renovation
Estimated Cost: \$10,000
Priority: 3 Years

P-7 Complete Plumbing Renovation
Estimated Cost: \$8,000
Priority: 3 Years

Wilmington Cabin

E-13 Update Illumination
Estimated Cost: \$300
Priority: 1 year

The predominant illumination is provided by four (4) T-12 tube type florescent lamped surface mounted ceiling luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire.

It is recommended that group relamping/reballasting be effected to convert the luminaires to utilize T-8 lamps. The cost estimate is of a general nature.

Mechanically, Wilmington Cabin bathrooms are outmoded although the fixtures appear to be operational. Heating of Wilmington Cabin is by two overhead electrical resistance heaters. The electric water heater is an A. O. Smith unit in good condition installed in 2008.

Complete mechanical and plumbing renovations are needed in Wilmington Cabin. Retain the existing hot water heater in the plumbing renovation.

M-8 Complete Mechanical Renovation

Estimated Cost: \$10,000

Priority: 3 Years

P-8 Complete Plumbing Renovation

Estimated Cost: \$6,000 (Retain existing water heater)

Priority: 3 Years

Yadkinville Cabin – Asset #15

E-14 Update Illumination

Estimated Cost: \$500

Priority: 1 year

The predominant illumination is provided by two (2) eight foot T-12 tube type florescent lamped surface mounted strip luminaires. T-12 lamps are no longer manufactured and replacement lamps will at some time become impossible to acquire. More so, the luminaire housings are rusted.

It is recommended that the florescent luminaires be replaced with one that is suitable for the application and aesthetically compliments the building architecture. The cost estimate is of a general nature.

E-15 Provide GFCI Receptacle

Estimated Cost: \$50

Priority: Immediate

It was observed that the receptacle outlet at the sink is not a ground fault current interrupting (GFCI) type nor was a GFCI type circuit breaker found in the branch circuit electrical panel to protect the installed receptacle.

A GFCI receptacle outlet must be provided at the sink for compliance with National Electrical Code ® Article 210.8(A)1.

Mechanically, Yadkinville Cabin is the same size as Wilmington Cabin and is in similar condition. Bathrooms are outmoded but fixtures are operational. Yadkinville Cabin has a State brand electric water heater.

Complete mechanical and plumbing renovations are needed in Yadkinville Cabin. Retain the existing hot water heater during the plumbing renovation.

M-9 Complete Mechanical Renovation
Estimated Cost: \$10,000
Priority: 3 Years

P-9 Complete Plumbing Renovation
Estimated Cost: \$6,000 (Retain existing water heater)
Priority: 3 Years

Classroom Cabin

Classroom Cabin, next to the Computer Lab, was renovated approximately ten years ago and is in excellent condition. This building was formerly the Old Maintenance Building.

Computer Lab

Computer Lab, near the Chapel, was renovated approximately twelve years ago and is in good condition.

Gym - Asset #9

G-7 Complete Building Renovation
Estimated Cost: \$600,000
Priority: 3 Years

The gym is a 55 year old wood framed structure with wood siding. There is no 'inside finished wall' along the perimeter walls. The exterior siding has aged and deteriorated over time and there is a lot of 'daylight' through the exterior walls. The hardwood floor has received heavy wear over time but can be refinished and brought back to a restored condition. The massive stone fireplace should be refurbished by a fireplace expert. The chimney flue and firebox may need lining with modern fire brick or sleeves to make using the fireplace acceptable and safe. The roof needs replacement. Some doors have been replaced but overall most doors are in poor condition. Overall, all components of the building are very worn and deteriorated and the building is a candidate for a complete building renovation to make the structure safe and fully usable. Renovation was estimated at \$125/sf. Priority depends on projected use and funding availability.

E-16 Update Illumination
Estimated Cost: \$1,200
Priority: 1 year

T-12 tube type florescent lamps, like those used in the front porch strip type luminaires, are no longer manufactured. Replacement lamps will at some time become impossible to acquire.

It is recommended that the front porch luminaires be replaced with ones lamped either T-8 or T-5, and which utilize a cold weather start ballast. It is also recommend that strip type luminaires not be utilized. Instead, the luminaire design should be suitable for a damp environment and provide lamp protection. The cost estimate is of a general nature.

E-17 Provide Emergency Egress Illumination**Estimated Cost: \$15,800****Priority: Immediate**

The building appears to have insufficient emergency egress luminaires for compliance with NC Building Code and NC Fire Prevention Code, Chapter 10, Means of Egress, which is identical in both codes.

Emergency egress illumination is provided by combination exit sign/egress light units above the exits. These are generally intended by manufacturers to illuminate 210 square feet; fifteen feet on either side of an egress luminaire located at seven and a half feet above finished floor on a wall of a seven foot wide corridor. These combination luminaires appear to be insufficient to satisfactorily illuminate the whole of the gymnasium space to the requirements of NC Building Code, Subsection 1006.4, Performance of System. This subsection requires emergency lighting facilities to be "arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level." The subsection additionally requires that "a maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded." Additionally, the building exit discharges do not have emergency egress illumination. This is a requirement of the building code that became effective in 2002. It is important to note the normal interior lighting is provided in part by high intensity discharge (HID) type luminaires. Though having been re-energized by the resumption of utility power after an electrical outage, the HID lamped luminaires require a period of time for the lamps to re-strike and attain full brilliance; consequently, the building will remain dark for an extended period if other lights had not been switched on prior to the outage.

It is recommended that an engineered assessment be made of egress path emergency illumination requirements to identify and remediate deficiencies. An engineered solution will ensure emergency egress lighting is in compliance with present life safety and building codes, and that specified luminaires are proper for the application and installation environment. The estimated cost is for provision of an assumed quantity of emergency egress luminaires of a general type and does not include engineering fees.

Mechanically, the gym has no air conditioning and the only heat source is the fireplace. The bathroom plumbing and fixtures are basic but functional and do not appear to be leaking. The pool behind the gym is in satisfactory condition. Approximately \$80,000 was spent to upgrade the pool system approximately three years ago.

No mechanical or plumbing issues were noted for the gym. This large wooden building is not sprinklered and would burn extremely quickly. Sprinklers should be installed in the gym if this building is completely renovated.

Horse Barn (Old Hay Barn) – Asset #30

G-8 Building Renovation

Estimated Cost: \$260,000

Priority: 5 Years

This classic barn is purportedly well known and considered an image/symbol in Stokes County. It is a completely wood frame barn with 6 horse stalls and an upper level for hay storage. The barn is in very poor condition with deteriorated wood siding, partitions and second level flooring. The roof is beyond the end of expected life. The pulley and rail system for hay storage is non-functional. To become functional again, the barn will need a complete renovation/restoration.

The barn could be used by Hanging Rock State Park if a former horse trail is re-established and the location used as a campground for overnight horse riders. Due to the potential use, background and notoriety of the barn, the renovation should be done to a restoration level. Estimate is based on \$150/sf and could be higher. Priority depends on projected use and funding availability.

The Horse Barn has no HVAC or plumbing systems.

Hotel/Cheshire Hall – Asset #1

G-9 Complete Building Renovation

Estimated Cost: \$1,800,000

Priority: 3 Years

This building is a wood framed and wood construction built in 1924. It has received various updates over the years. The most recent was a kitchen and dining room renovation. Please refer to the mechanical and electrical reports for further information on the most recent mechanical and electrical renovations.

Overall, the hotel is like many structures at Camp Sertoma. It is minimally useable/serviceable but really needs a complete, well designed, renovation. In the case of this building, the work should be more of a restoration and update to modern safety codes. Fire exit stairs have been added to each end of the building but they are deteriorated and exits do not meet safety code. The building has foundation settlement which is reflected throughout the structure. Most original windows are no longer operable and have many coats of paint – possibly lead based. Doors, floors, partitions and ceilings have received heavy and long use over time or have simply aged out. The complete building renovation was estimated at \$170/sf for a high quality, thorough restoration. Residential floors are served by communal bathrooms, typical of health springs resorts of the era and the estimate assumes complete renovation of bathrooms and keeping the building in its present configuration. Costs could be higher, especially if the interior spaces are reconfigured, such as adding bathrooms for individual bedrooms. Priority depends on projected use and funding availability.

NOTE: In the event that a complete building renovation is undertaken on the hotel, it will be unnecessary to separately address the following individual discrepancies, listed below on pages 14-16: E-18, E-19 and M-10). These deficiencies would be within the scope of the complete building renovation. Deficiency E-20 is considered a life safety deficiency and should be undertaken as quickly as possible. Deficiencies M-11 and P-10 are minor cost items and should be undertaken as soon as possible irrespective of complete building renovation plans for the hotel.

E-18 Update Electrical System**Estimated Cost: \$55,100****Priority: 5 years**

No exceptions are taken to the premises wiring with regard to the age and condition of the electrical panels and wiring. However, please know that with the exception of a renovation to the dining room and kitchen in 2010, the building has not had any recent electrical improvements made to it. The quantity of receptacle outlets in any bedroom, and the office, is sparse. Extension cords and temporary power taps are utilized in the office, plugged into one outlet. The bedrooms have one receptacle outlet each.

It is recommended that premises wiring that was not a part of the 2010 renovation be improved to comply with the requirements of present electrical code regarding the quantity and placement of receptacle outlets and the utilization of arc fault current interrupter (AFCI) devices. The cost estimate is of a general nature and does not include engineering fees.

E-19 Update Illumination**Estimated Cost: \$12,200****Priority: 1 year**

With the exception of the luminaires in the kitchen and dining room, lighting is provided throughout the building interior, and on the exterior, by bare incandescent lamped porcelain base luminaires. These are aesthetically spartan and typically provided with 100 Watt incandescent lamps which are no longer manufactured. Consequently, viable replacement lamps must be either compact florescent (CFL) or light emitting diode (LED) types, but the appearance of the porcelain will remain austere. More important, the porches are each provided with only one luminaire, and all other exit discharges have no means of illumination except for a single battery backed sealed beam lamp intended for emergency egress illumination. The battery backed luminaires only operates upon a utility outage. Lastly, illumination had not been provided for the ADA ramp on the building north side.

It is recommended that the porcelain base luminaires throughout, and exterior to, the building, be replaced with ones that aesthetically complement the building architecture, similar to the effect of the luminaires in the dining hall, and that are appropriately lamped for the environment. For instance, exterior luminaires should not be lamped compact florescent (CFL). CFL lamps do not start well, nor illuminate well, in low temperatures, and should be utilized only in heated spaces. The cost estimate is of a general nature and does not include engineering fees.

E-20 Provide Emergency Egress Illumination**Estimated Cost: \$17,400****Priority: Immediate**

The building appears to have insufficient emergency egress luminaires for compliance with NC Building Code and NC Fire Prevention Code, Chapter 10, Means of Egress, which is identical in both codes. Also, the kitchen may have a condition that may be in non-compliance with National Electrical Code® (NEC®).

Emergency egress illumination was provided in the kitchen and dining room renovation in 2010. The construction plans indicate emergency egress illumination in the kitchen is to be provided by a single four linear lamp florescent luminaire equipped with an emergency battery pack. This condition is not a concern if during a power outage the luminaire provides the quality and quantity of illumination required by the codes. During a power outage the luminaire battery must energize at least two lamps, and the luminaire should be wired so that if any one of the lamps should fail, the other lamp will still be illuminated. Otherwise, the kitchen will be in complete darkness. NEC® Article 700.16, that requires that emergency lighting systems be “designed and installed so that failure of any individual lighting element, such as the burning out of a lamp, cannot leave in total darkness any space that requires emergency illumination“.

The dining room has only two combination exit sign/egress light units to provide emergency illumination for 1,200 square feet. Combination exit sign/egress luminaire units are generally intended by manufacturers to illuminate 210 square feet; fifteen feet on either side of an egress luminaire located at seven and a half feet above finished floor on a wall of a seven foot wide corridor. NC Building Code, Subsection 1006.4, Performance of System, requires emergency lighting facilities to be “arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level.” The subsection additionally requires that “a maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.” Light level measurements of the dining room should be made to determine emergency illumination quantity and quality.

Lastly, with the exception of the kitchen and dining room, the building exit discharges do not have emergency egress illumination. This is a requirement of the building code that became effective in 2002. However, it is important to note that the single battery backed sealed beam lamps provided at the exit discharges within the scope of the dining room and kitchen renovations are non-compliant to NEC® Article 700.16 whereby the failure of any lamp will put its respective exit discharge in total darkness.

It is recommended that an engineered assessment be made of egress path emergency illumination requirements to identify and remediate deficiencies. An engineered solution will ensure emergency egress lighting is in compliance with present life safety and building codes, and that specified luminaires are proper for the application and installation environment. It is important that the ADA ramp on the building north side is included. The estimated cost is for provision of an assumed quantity of emergency egress luminaires of a general type and does not include engineering fees.

Mechanically, the hotel was refurbished about three years ago. It was fully sprinklered about twenty years ago. The Hotel is the only structure at Camp Sertoma that is sprinklered. The hotel roof was replaced in 1999.

The Trane XR80 combination furnace and DX air handler is approximately seven years old and operates satisfactorily. The Crown Boiler Company LP gas domestic hot water boiler is approximately six years old and operates satisfactorily.

Bathrooms at the hotel are functional and the fixtures are in good condition.

M-10 Complete Mechanical Renovation**Estimated Cost: \$300,000****Priority: 3 Years**

The HVAC system at the hotel requires a complete mechanical renovation if the hotel is to be fully functional in all seasons. This renovation would extend air conditioning to the second and third floors and extend heating to the third floor. This mechanical renovation should be done in connection with any planned complete building renovation.

M-11 Condensing Unit Repair**Estimated Cost: \$1,000****Priority: 1 Year**

The small condensing unit serving the hotel kitchen freezer is short cycling. This is probably the result of inadequate refrigerant charge or too narrow a dead band. This problem can probably be corrected by a routine service call.

P-10 Water Heater Fitting Replacement**Estimated Cost: \$1,000****Priority: 1 Year**

The A.O. Smith Cyclone Xi water heater for kitchen use is a modern design but the inlet fitting to the water heater is severely corroded, apparently from galvanic action. This fitting could possibly rupture under high water pressure. Replace the inlet fittings to this water heater. Provide fittings for galvanic isolation.

MST Biking Trail Farmhouse**G-10 Building Renovation****Estimated Cost: \$62,500****Priority: 5 Years**

This small wooden structure is vacant and should not be occupied. It is very worn and dilapidated. The location is purportedly used as a staging area for bike riders. If the structure is projected for use as an information center or other similar purpose, it will need a complete renovation to be safely used. Priority depends on project use and funding availability. Estimate is based on \$125/sf.

Pumphouse-Filter/Treatment Plant - Asset #10

The plumbing system in the Pumphouse-Filter/Treatment Plant near the High Ropes Course is badly corroded. The electrical control boxes atop both water treatment tanks are also badly corroded.

Replace all water piping in the Pumphouse-Filter/Treatment Plant. Replace all potable water filtration and chemical treatment controls. Use corrosion resistant materials wherever possible. Provide dehumidification inside the Pumphouse-Filter/Treatment Plant to reduce future corrosion.

P-11 Complete Plumbing Renovation

Estimated Cost: \$30,000

Priority: 1 Year

Pumphouse/Watertank Building – Asset #51

An impressive firefighting water supply system is already in place at Camp Sertoma in the event that sprinklers are added to additional structures. The system includes a 70,000 gallon water tank, with a three year old diesel fire pump in the heated Pumphouse/Watertank Building located on the hill near Sertoma Lodge. This water system serves the sprinklered hotel, plus fire hydrants on the grounds. The water storage tank, diesel fire pump and heated fire pump building are all in excellent condition.

Red Building – Asset #43

G-11 Demolish Building

Estimated Cost: \$20,000

Priority: Immediate

This structure is completely dilapidated; floors, walls and ceilings are caving in; roof is deteriorated. This structure is not secure and could be a hazard to anyone entering the building. It should be demolished and the site cleaned and restored to a safe condition.

Sertoma Lodge – Asset #6

G-12 Building Renovation

Estimated Cost: \$144,000

Priority: 5 Years

This building is used as a residence as needed and, while habitable for a camp setting, is in generally fair to poor condition. The kitchen and bathroom need complete renovation and updating. The floor, wall and ceiling finishes are in varying states of wear and tear. Windows appear to be in fair condition and could be repaired rather than replaced. Exterior siding appears to be in relatively good condition. Asphalt shingle roof appears to be serviceable for now but will age out and need replacement within 10 years. Estimate is for a renovation of architectural components while containing costs by repairing windows, trim and siding rather than replacement. Building renovation was calculated at \$125/sf. Priority depends on projected use and funding availability.

Sertoma Lodge is currently unoccupied. Mechanical and plumbing systems are in acceptable condition in Sertoma Lodge.

Tobacco Barn – Asset #37

G-13 Building Renovation

Estimated Cost: \$41,000

Priority: 5 Years

This building is used for storage and the east end is sometimes used as a classroom. Structure is in overall poor condition and the building could use a complete renovation if there are plans to continue to utilize it. Building renovation was calculated at \$125/sf. Priority depends on projected use and funding availability.

The Tobacco Barn is currently used for HVAC training by Forsyth Technical Community College. The Tobacco Barn has no HVAC or plumbing systems.

SUMMARY OF COSTS

<u>DEFICIENCY NUMBER</u>	<u>1-YEAR COSTS</u>	<u>3-YEAR COSTS</u>	<u>5-YEAR COSTS</u>
E-1	\$ 200		
E-2	\$ 9,900 (Immediate)		
*E-3	\$ 100		
*E-4	\$ 50 (Immediate)		
*E-5	\$ 300		
*E-6	\$ 500		
*E-7	\$ 200		
*E-8	\$ 50 (Immediate)		
*E-9	\$ 600		
*E-10	\$ 1,900		
*E-11	\$ 1,900		
*E-12	\$ 200		
*E-13	\$ 300		
*E-14	\$ 500		
*E-15	\$ 50 (Immediate)		
E-16	\$ 1,200		
E-17	\$ 15,800 (Immediate)		
*E-18			\$ 55,100
*E-19	\$ 12,200		
E-20	<u>\$ 17,400 (Immediate)</u>		<u> </u>
TOTAL ELECTRICAL	\$ 63,350		\$ 55,100
G-1	\$ 20,000		
G-2		\$ 49,000	
G-3	\$ 1,000		
G-4		\$ 225,000	
G-5			\$260,000
G-6			\$195,000
G-7		\$ 600,000	
G-8			\$260,000
G-9		\$1,800,000	
G-10			\$ 62,500
G-11	\$ 20,000 (Immediate)		
G-12			\$144,000
G-13	<u> </u>	<u> </u>	<u>\$ 41,000</u>
TOTAL CIVIL	\$ 41,000	\$2,674,000	\$ 962,500

*M-1	\$10,000	
*M-2	\$10,000	
*M-3	\$10,000	
*M-4	\$10,000	
*M-5	\$10,000	
*M-6	\$10,000	
*M-7		\$10,000
*M-8		\$10,000
*M-9		\$10,000
*M-10		\$300,000
M-11	<u>\$ 1,000</u>	
TOTAL MECHANICAL	\$ 61,000	\$330,000

*P-1	\$ 8,000	
*P-2	\$ 8,000	
*P-3	\$ 8,000	
*P-4	\$ 8,000	
*P-5	\$ 8,000	
*P-6	\$ 8,000	
*P-7		\$ 8,000
*P-8		\$ 6,000
*P-9		\$ 6,000
P-10	\$ 1,000	
P-11	<u>\$30,000</u>	
TOTAL PLUMBING	\$ 79,000	\$20,000

TOTALS:	\$ 244,350	\$ 3,024,000	\$ 1,017,600
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TOTAL OF ALL COSTS ABOVE: \$ 4,285,950

NOTE: Deficiencies preceded by an asterisk, such as deficiency *E-3, are included in the costs associated with complete building renovations of cabin circles one (G-4), two (G-5) and three (G-6), and the hotel (G-9). If complete building renovations of these buildings are not undertaken, then the cost of each individual deficiency would apply.

Costs shown do not include necessary amounts for contingencies, design fees, and escalation.